

LOCATION MAP

- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:  
A) UNIT 1 = SINGLE FAMILY RESIDENTIAL (2.73 ACRES AND LARGER LOTS)  
B) UNITS 2 & 3 = SINGLE FAMILY RESIDENTIAL (4.00 ACRES AND LARGER LOTS)
  2. ALL PROPOSED R.O.W. SHALL BE DEDICATED STREETS WITH 22' PAVED COUNTY ROAD SECTION EXCEPT WHERE NOTED.
  3. NO EXISTING OR PROPOSED ZONING.
  4. RIATA RANCH SUBDIVISION IS PARTIALLY LOCATED IN 100 YEAR FLOOD PLAIN.
  5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
  6. WATER SUPPLY BY PRIVATE WELLS.

UNIT 3

SECONDARY ARTERIAL TYPE A (86' MIN.)  
SMITHSON VALLEY ROAD R.O.W. VARIES

LAURIE MICHELLE DRIVE  
60' R.O.W.

501.16 ACRES  
97 SEP -4 PM 2:33

NAME & ADDRESS OF DEVELOPER:  
JAMES RITCHIE MC CULLOCH, III  
SMITHSON VALLEY DEV., LTD.  
6800 PARK TEN BLVD., SUITE 262 SOUTH  
SAN ANTONIO, TEXAS 78248  
734-6992

P-1B  
C.B. 4879  
VERA, ARTHUR S.

100 YR. FEMA FLOOD PLAIN

NAME & ADDRESS OF DEVELOPER:  
JAMES RITCHIE MC CULLOCH, III  
SMITHSON VALLEY DEV., LTD.  
6800 PARK TEN BLVD., SUITE 262 SOUTH  
SAN ANTONIO, TEXAS 78248  
734-6992

PLAN HAS BEEN ACCEPTED BY

COSA *5/10/98*  
Feb 10, 1998 599  
(date) (number)

CLEAR SPRINGS PARK  
UNIT 5 - PHASE 3  
VOL. 9500, PG. 108

1st plat filed on

LOT 1 C.B. 4782A GRIFFIN, FRANCES LEE  
LOT 2 C.B. 4782A AQUIRE, RAUL  
LOT 3 C.B. 4782A SCHLAEPPI, LLOYD  
LOT 4 C.B. 4782A PENNINGTON, LOIS E.  
LOT 5 C.B. 4782A MORRIS LYNN  
LOT 6 C.B. 4782A CLINTON, RANDALL C.  
LOT 7 C.B. 4782A CAMPBELL, PATRICK H.  
LOT 8 C.B. 4782A AMEN, KEVIN  
LOT 9 C.B. 4782A GORDON, DONALD  
LOT 10 C.B. 4782A NEAL, SCOTT  
LOT 11 C.B. 4782A BOLINT, STEVEN  
LOT 12 C.B. 4782A GONZALEZ, EDGARDO  
LOT 13 C.B. 4782A GONZALEZ, EDGARDO  
LOT 14 C.B. 4782A GONZALEZ, EDGARDO  
LOT 15 C.B. 4782A GONZALEZ, EDGARDO  
LOT 16 C.B. 4782A GONZALEZ, EDGARDO  
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LOT 97 C.B. 4782A GONZALEZ, EDGARDO  
LOT 98 C.B. 4782A GONZALEZ, EDGARDO  
LOT 99 C.B. 4782A GONZALEZ, EDGARDO  
LOT 100 C.B. 4782A GONZALEZ, EDGARDO

BLOCK ONE  
CLEAR SPRINGS PARK

UNIT ONE

BLOCK TWO  
VOL. 8600, PG. 218-222

BLOCK FOUR  
CLEAR SPRINGS PARK  
UNIT 1, PHASE 2  
VOL. 9200, PG. 225

BLOCK TEN

RIATA RANCH

P.O.A.D.P.



ALAMO CONSULTING  
ENGINEERING &  
SURVEYING, INC.

SCALE: 1" = 300'  
DRAWN BY RW/LD  
CHECKED BY  
JOB NO. 0736-00-00  
FILE NO. POADP.DWG  
SHEET OF  
PAGE 1 OF 1

# 599



RECEIVED

97 SEP -4 PM 2: 33

CITY OF SAN ANTONIO  
POADP APPLICATION  
PLANNING  
DEVELOPMENT  
SERVICES DIVISION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: SEPTEMBER 4, 1997 Name of POADP: RIATA RANCH P.O.A.D.P.

Owners: JAMES RITCHIE McCULLOCH, III Consulting Firm: ALAMO CONSULTING ENG./SURV.

Address: 6800 PARK TEN BLVD. Address: 125 W. SUNSET ROAD  
SAN ANTONIO, TEXAS 78248 SAN ANTONIO, TEXAS 78209

Phone: 210-734-6992 Phone: 210-828-0691

Existing zoning: NONE Proposed zoning: NONE

Texas State Plane Coordinates: X: 2,188,137 Y: 685,044

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 4 ☒ Yes ☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>89</u>	<u>489.73</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>1</u>	<u>11.43</u>

Is there a previous POADP for this Site? Name RIATA RANCH No. 440

Is there a corresponding PUD for this site? Name RIATA RANCH UNIT 2, P.U.D. No. \_\_\_\_\_

Plats associated with this POADP or site? Name RIATA RANCH UNIT 1 No. 950072

Name RIATA RANCH UNIT 1A No. 960427

Name RIATA RANCH UNIT 2 No. \_\_\_\_\_

Name RIATA RANCH UNIT 3 No. \_\_\_\_\_

Name RIATA RANCH UNIT 4 No. \_\_\_\_\_

Contact Person and authorized representative:


Print Name: DAVID G. BROWN Signature: DAVID G. BROWN

Date: SEPTEMBER 4, 1997 Phone: 210-828-0691 Fax: 210-824-3055

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ? ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: DAVID G. BROWN Signature: 

If you have any questions please call Elizabeth Carol at 207-7900





# CITY OF SAN ANTONIO

February 10, 1998

David G. Brown  
Alamo Consulting Engineers Surveying  
125 W. Sunset Road  
San Antonio, TX 78209

Re: Riata Ranch

POADP # 599

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Riata Ranch Subdivision Preliminary Overall Area Development Plan # 599. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, reading "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



# REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date                     

**FROM:** Elizabeth Carol, Planner II; Planning Department

ITEM NAME: Rick Ranch FILE # NONE

RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days      ☐ Variance-15 days      \* POADP's-10 days
- ☐ Plat deferral-30 days      ☐ Plan / legal doc-15 days      ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Flood Plain Requirements and DRAINAGE EASEMENTS will BE REQUIRED and will BE Address DURING THE PLATTING PROCESS

Burkhardt

**Signature**

Dr. Eng. Zech

### Title

9-22-57

Date \_\_\_\_\_





ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
125 W. SUNSET ROAD SAN ANTONIO, TX. 78209  
PHONE (210) 828-0691  
FAX NO.: 824-3055

**FAX TRANSMITTAL COVER SHEET**

DATE: FEBRUARY 10, 1998

TO: CITY OF SAN ANTONIO

PLANNING DEPARTMENT

ATTN.: ELIZABETH CAROL

FAX NO.: 207-4441

REFERENCE/PROJECT: RIATA RANCH UNIT 2, P.U.D. #970548 This FAX  
transmission consist of 2 page(s) including this cover sheet. Please call (210) 828-0691 if  
this transmission was incomplete. If additional information is required, please contact this office.

Included:    Specs                      Drawings                      Product Data  
                 Submittal                      Change Order                      X Other:   

Action:        X Urgent.                                      Information only. No action required.  
                 Reply Requested                                      For your review, comments, distribution.  
                 X For review & approval.                                      X For your use as required.  
                 X For your records.                                      X As noted below.

Comments: ELIZABETH, I AM ENCLOSING THE ORIGINAL PLAT APPLICATION. IN ERROR I  
INDICATED THE ACREAGE FOR THE PRIVATE ROAD IN THE LINE FOR A COMMERCIAL TRACT.  
THIS IS INCORRECT. PLEASE NOTE YOUR RECORDS THAT THERE IS NO COMMERCIAL  
PROPERTY IN THE ENTIRE RIATA RANCH PROJECT. PLEASE CALL ME IF YOU NEED FURTHER  
INFORMATION.                      THANK YOU.

FROM: NICO CAVAZOS

FILE: 073600(CO)

Document:\\fax\C.S.A.-E.CAROL\FAX





City of San Antonio  
Planning Department  
Subdivision Section

# PLAT APPLICATION

Date Submitted: **SEPTEMBER 5, 1997** Plat ID Number: **970548**  
Plat Name: **RIATA RANCH UNIT 2, A PLANNED UNIT DEVELOPMENT**  
Owner/Agent: **SMITHSON VALLEY DEVELOPMENT, LTD.** Phone: **734-6992** Fax: **734-5223**  
Address: **6800 PARK TEN BLVD, SUITE 266 SOUTH, SAN ANTONIO, TEXAS** Zip code: **78213**  
Engineer/Surveyor: **ALAMO CONSULT. ENG. & SUR.** Phone: **828-0691** Fax: **824-3055**  
Address: **125 W. SUNSET ROAD, SAN ANTONIO, TEXAS** Zip code: **78209**

## VARIOUS

- ☒ MAJOR PLAT ☐ AMENDING PLAT ☐ MINOR PLAT (Director plat - no variances or public hearing)
- ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
- Plat is associated with the development of a:
  - ☒ POADP: ☒ N Name **RIATA RANCH P.O.A.D.P.** Date Approved:
  - ☒ PUD: ☒ N Name **RIATA RANCH UNIT 2, P.U.D. PLAN** Date Approved:
- All Specific Uses Proposed: **SINGLE FAMILY RESIDENTIAL** (restaurant, day care, warehouse, etc.)
- City Council District **N/A**
- Water Service: ☐ Saws ☒ Well ☐ Other Utility (name) \_\_\_\_\_
- Sewer Service: ☐ Saws ☒ Septic ☐ Other Utility (name) \_\_\_\_\_
- Linear feet of new streets: Public: **NONE** Private: **6,892.86**

## PLAT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

- ☐ Yes ☒ No - San Antonio City Limits ☐ Yes ☒ No - Edwards Aquifer Recharge zone?  
☐ Yes ☒ No - Previous/existing land fill? ☐ Yes ☒ No - Parkland, greenbelts, or open space? Flood plain

## LAND AREA BEING PLATTED

	Lots	Acres	Other NSF uses:	Acres
Single-Family (SF)	38	199.75	Public Street	0
Non-Single Family (NSF)	1	8.79	Private Street, Common Area, Open Space & Easements	0
Total Acre Sum:				<b>208.54</b>

## FEES (\*Public street dedications are not subject to fee assessment. \*\*(Recording fees are collected for ICL plats only.)

Major Base \$	550.00	Minor Base \$	0.00	Amending \$	0.00	Leg. Doc.** \$	N/A
SF Lots	\$ 2,166.00	Per Lot	\$ 0.00	Def, V.D.	\$ 0.00	Per. Agr.** \$	N/A
NSF Acre*	\$ 3,603.90	20+ acre	\$ 0.00	Replat PH	\$ 0.00	Plat**	\$ N/A
Other NSF (i.e. private st./open space): \$				Total Fee Sum:			

I hereby certify that the above information is true and correct.

Print Name: **DAVID G. BROWN**

Date: **09-05-97**

☒ Professional Engineer

Signature: *David G. Brown*

☐ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat. **JRM Dev., Inc., General Partner**

Print Name: **JAMES RITCHIE McCULLOCH, III, PRESIDENT** Signature: *James Ritchie McCulloch, III*

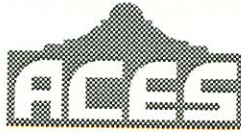
Date: **09-05-97**

☒ Owner

☐ Agent (Checking this requires a notarized Letter of Agent.)

(Only complete, legible applications will be accepted, 1 original copy, and 5 copies must be submitted.) 1-1-

# TRANSMITTAL



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

97 SEP 25 PM 2: 58

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
125 W. SUNSET ROAD SAN ANTONIO, TX 78209

PHONE : (210)828-0691  
FAX NO.: (210)824-3055

TO: CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
P. O.. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966  
ATTN.: ELIZABETH CAROL

RE: RIATA RANCH P.O.A.D.P.

DATE: SEPTEMBER 24, 1997

WE ARE SENDING YOU: ☒ ATTACHED UNDER SEPARATE

Blueline Prints

Mylar Prints

Specifications

Xerox Copies

Sepia Prints

Plans

COPIES

DESCRIPTION

LATEST DATE

1	DELETION LETTER FOR RIATA RANCH P.O.A.D.P #440	09-24-97
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TRANSMITTED:

For Approval  
☒ As Requested

Review and Comment  
For Bids Due \_\_\_\_\_ 19

For Your File

REMARKS: ELIZABETH, PLEASE ACCEPT THIS LETTER TO REPLACE THE ABANDONED  
P.O.A.D.P. NO. 440.

THANKS

☒ IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 073600

HOW DELIVERED: BY HAND

RECEIVED BY: \_\_\_\_\_

SIGNED: NICO CAVAZOS





**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**  
125 W. SUNSET ROAD  
SAN ANTONIO, TX 78209  
PHONE: 828-0691

September 24, 1997

City of San Antonio  
Planning Department  
Subdivision Section  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
Attn: Elizabeth Carol

**RE: RIATA RANCH P.O.A.D.P.**

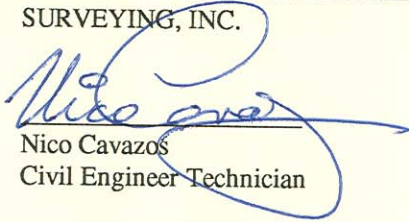
Dear Ms. Carol:

The original concept and design of the Riata Ranch P.O.A.D.P. No. 440 has been abandoned. Please delete this plan from your records.

On September 4, 1997 we submitted a completely new Riata Ranch P.O.A.D.P.. Please process this plan for final review and approvals.

If additional information is needed please call this office.

Sincerely,  
ALAMO CONSULTING ENGINEERING &  
SURVEYING, INC.

  
Nico Cavazos  
Civil Engineer Technician

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
97 SEP 25 PM 2:58



# TRANSMITTAL



RECEIVED

97 SEP -4 PM 2:34

## ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

125 W. SUNSET ROAD

SAN ANTONIO, TX 78209

PHONE : (210)828-0691

FAX NO.: (210)824-3055

TO: CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
P. O.. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966  
ATTN: ELIZABETH CAROL

RE: RIATA RANCH P.O.A.D.P.

DATE: SEPTEMBER 4, 1997

WE ARE SENDING YOU: X ATTACHED UNDER SEPARATE

Blueline Prints

Mylar Prints

Specifications

Xerox Copies

Sepia Prints

Plans

COPIES	DESCRIPTION	LATEST DATE
6	P.O.A.D.P. (PRINTS)	09-04-97
1	P.O.A.D.P. APPLICATION	09-04-97

### TRANSMITTED:

X For Approval  
As Requested

Review and Comment  
For Bids Due \_\_\_\_\_ 19

For Your File

REMARKS: PLEASE PROCESS THIS P.O.D.A.P. SUBMITTAL FOR APPROVAL AS SOON AS POSSIBLE. NOTIFY OUR OFFICE OF ANY QUESTIONS AND/OR COMMENTS RELATED TO THIS PROJECT IN ORDER TO EXPEDITE THE COMPLETION OR RESPONSE TIME AS REQUIRED. ADDITIONAL COPIES ARE BEING TRANSMITTED TO CSA TRAFFIC ENG. (AMER GALANI).

X IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 073600

HOW DELIVERED: BY HAND

RECEIVED BY: \_\_\_\_\_

SIGNED: NICO CAVAZOS



Riata Ranch

On Smithson Valley Rd, north of  
Bulverde

Outside City  
89 SF lots  
1 Comm lot  
w/ 4 phases  
on 500 acres

~~min. ROW on Smithson Valley~~

Why the revision?

- starting over from  
ground zero

proposed change  
never occurred

---

Riata Ranch  
Feb 10, 1998  
# 599

9534-64  
9534/155





**CAPITOL  
CEMENT**

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Riata Ranch

89 lots on 489.73 acres

1 comm 11.4 acres

- 
- Aquifer
  - tree
  - TIA
  - Slope note

**STAR**

Continuous Improvement Process